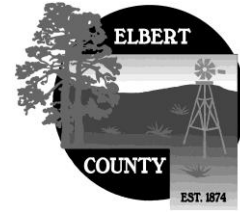




COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
3023-621-3185 FAX: 303-621-3165
tracey.aaron@elbertcounty-co.gov



ELBERT COUNTY Meeting Minutes PLANNING COMMISSION HEARING BOCC HEARING ROOM 215 COMANCHE ST KIOWA 80117 JANUARY 30, 2018

Note: These meeting minutes are only a summary of the meeting. Duplication of the audio recording is available, for a fee, by contacting Community & Development Services.

The Planning Commission Meeting was called to order at 7 pm by Chair Dan Rosales

PLEDGE OF ALLEGIANCE – Led by Justin Klassen

ROLL CALL

Commission members present: Dan Rosales, Ron Turner, Paula Wilderman, Dan Michalak, Bob Lewis, and Justin Klassen, Kipp Parker.

Staff present: Sam Albrecht, County Manager, Tracey Aaron, CDS Administration, Ethan Watel, Baseline Planning and Engineering.

STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S)

A. No items

CONSENT CALENDAR

A. No items

B. Citizen Comments not related to hearing items on agenda tonight. – None

C. Announcement made by Chair Dan Rosales regarding Justin Klassen; effective immediately following this evening's hearing, Justin Klassen is resigning from the Planning Commission; he's taken a position with Elbert County as the Director of Administration. Dan proceeded to speak about the time that Justin Klassen has spent with the Elbert County Planning Commission and that he will be missed.

D. Justin Klassen made a statement regarding his time with the Elbert County Planning Commission.

E. Dan Rosales made a statement naming Linda Krausert as Justin Klassen's replacement, beginning January 31, 2018.

Dan Rosales announced the topic of the hearing today, DG-17-0028; Third Amendment to the Development Guide for Spring Valley Ranch and FP-16-0025, the Final Plat for SVR Filing 4. He then stated that the remaining time for the evening would be spent as a work session with regard to the Elbert County Comprehensive Plan.

BEGIN DG-17-0028

A. Sam Albrecht presented the proposed 3rd amendment to SVG Development Guide DG-17-0028, The DG was initially amended in 2001, again in 2006, and now it is proposed to be amended for the third time. It's a joint agreement that has been reviewed by EC Public Works, EC Attorney, and EC Engineer. The purpose of this amendment is to redefine the offsite road use agreements and allow some flexibility in phasing in the next portion of the development. There were referrals sent out to all departments and entities required; there were no objections received. Staff recommends Planning Commission approval to the BOCC, with certain conditions of approval to be met; specifically regarding review and completion of any updates regarding the SIA and DG.

a. Jim Marshal gave a presentation outlining the purpose for the amendment, in relation to his original plan for Spring Valley Ranch. He summarized the project, including impact fees and the cost of houses to be built, as well as the benefit to Elbert County.

b. A. Chris McGranahan 1899 York St. Traffic Study Analyst – Spoke to traffic study; placement of stoplights, how the roads may be constructed and to “flow of traffic.”

B. Public Comments:

a. Speakers in support of the proposal;

- Tom Maroney – spoke in favor of the amendment, allowing the roads originally proposed to be redefined.**
- Jim Marshal spoke to the necessity of redefining the roads in order to pull some of the traffic impact from County Road 166.**

End Public Comment

Planning Commission Comments and Staff Responses

- Planning Commission had questions and comments regarding the completion of the SIA prior to the PC approval, planning area density, the current PC packet format, school districts for SVR, SV Vistas and the land ownership of that area, phasing, trigger for proposed roads to be built, planning 'Area M,' mention of errors, alignment of lot lines 156 and 157 (CO GEO SURVEY). The PC also spoke to the contents of the in-process Comp Plan, "old" and "new" roads and Right-of-ways.
- Staff responded to all PC questions and comments; SIA and the relevance it has to PC approval, conditions of approval to be included, density questions addressed by Jim Marshal; they're allowed a 15% in shifting of lots, but no lots would be added. SV Vistas no longer owned by Jim Marshal. Errors re: alignment of lot lines 156 and 157 (CO GEO SURVEY) addressed by Ethan Watel; no relevance to DGA.

C. PC vote on Amendment – all in favor w/ conditions recommended by staff; Requires DGA and SIA work completed.

D. PC vote on DG-17-0028 – All in favor – w/ conditions recommended by staff and agreed upon.

Short Recess – 10 minutes

BEGIN FP-16-0025

C. Ethan Watel presented the proposal for final plat for SVR filing four, FP-16-0025. Also known as "Area I"

B. Jack Ruetzel, 1810 California St., Denver, gave a brief presentation regarding the final plat and stated that the SIA has been submitted and is in review. Spoke to approved development standards; lot size possibilities. Representative of the Landowner – ALF, has worked with Jim Marshal for quite some time.

C. Public Comments:

- a. Lynn Estes, Muirfield Loop – Spoke to lot size and amount of buildable lots; as well as down payment assistance; concerns about change of character of the neighborhood.

End Public Comment

D. Applicant response to public comment.

E. Planning Commission Questions and Comments and Staff Responses

- Planning Commission spoke to traffic studies, number of lots, future sale of lots, how phasing will work, "character of the neighborhood," if down payment assistance would be applicable, rural programs through USDA, open space designation. Home prices, traffic routes, road construction for final plat, at what stages? Number of homes to

be constructed. Development of renewable water resources, waste water plant/Running Creek, water usage. Subdivision boundary discrepancies, under what DGA would this Filing 4 Plat be under? Utility easements and where they are. Referrals and their contents, what they imply. Staff addressed all questions and comments brought up by the PC members; DGA 3/Filing 4 inclusion under DGA 2 if 3 wasn't approved; when road work is triggered, type of construction to be used on proposed roads, road use agreements as well as maintenance. Staff discussed impacts on roads; trigger for roads to the west would be 'Area M.' Staff spoke to current access to community.

F. PC vote on FP-16-0025 – all in favor.

G. These minutes are a summary of the hearing. For access to the complete record of this hearing, you may contact the Community and Development Services Department.

Meeting adjourned at 9:30 PM